

WARRANTY DEED

12/20/07 4:10:01
BK 575 PG 117
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS WARRANTY DEED made and entered into this day by and between Murphy & Gross, a Partnership consisting of David G. Murphy and Steven M. Gross, Grantors, and James J. Muse and Anita A. Muse, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 10, Goodman 51 Commercial & Industrial Park, situated in Section 35, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 31, Page 10, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

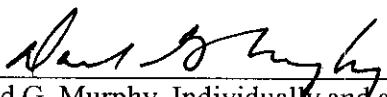
- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.
- 4) Easement to Horn Lake Creek Basin Intceptor Sewer District in Deed Book 120, Page 314, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

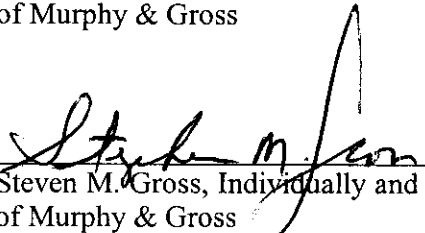
Baskin

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IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 19th day of
December, 2007.

MURPHY & GROSS, a Partnership


David G. Murphy, Individually and as a Partner
of Murphy & Gross


Steven M. Gross, Individually and as a Partner
of Murphy & Gross

STATE OF MISSISSIPPI
COUNTY OF DESOTO

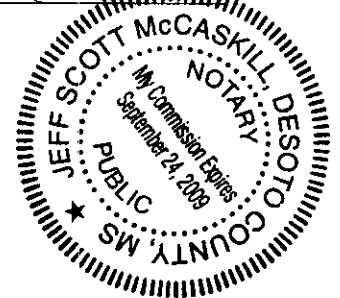
THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, David G. Murphy and Steven M. Gross, who acknowledged to me that they are the sole partners of Murphy & Gross, A Partnership, and that in said representative capacity as partners and in their individual capacities that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 19th day of December, 2007.


NOTARY PUBLIC

(SEAL)

My Commission Expires: 9/24/2009



ADDRESS OF GRANTORS:
P.O. Box 490
Southaven, Mississippi 38671
Home: N/A
Work: N/A

ADDRESS OF GRANTEEES:
3466 Woodland Trace N.
Southaven, Mississippi 38671
Home: N/A
Work: 901-494-0345

PREPARED BY AND RETURN TO:
BASKIN, McCARROLL, McCASKILL AND
CAMPBELL, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 907271/JSM